

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING –August 15, 2012

A regular meeting of the Chestnuthill Township Planning Commission was called to order by Chairman Larry Smith at 7:00 p.m. on Wednesday, July 18, 2012 at the Township Municipal Building, Rte 715, and Brodheadsville, Pa.

Present: Larry Smith, Dick Rodenbach, Roger Kutzler, Nancy Beck, Jeff Weiss, Atty. Tim McManus, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

Absent: Sherry Harding and Nick Caprioli

The **Pledge of Allegiance** to the Flag was led by Roger Kutzler.

Minutes. On motion made by Dick Rodenbach, seconded by Nancy Beck it was voted to approve the minutes of the July 18, 2012 meeting, as distributed. (4-0)(Jeff Weiss abstained as this was his first meeting) (June meeting cancelled)

Submittals. None.

Plan Review Regency Plaza-Final Plan. Engineer McDermott's comment letter dated August 9, 2012 was reviewed. A brief discussion ensued and one item of interest was SALDO item #3 which stated "As required in the preliminary approval letter, two sidewalk options are shown on the plan. Option A utilizes parking lot pavement with painted markings delineating the sidewalk. Option B utilizes a porous concrete sidewalk adjacent to the SR209 right-of-way. The Planning Commission may want to recommend an option to the Supervisors. On motion made by Dick Rodenbach, seconded by Nancy Beck it was voted to recommend to the Board of Supervisors Option B. (5-0) on motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to recommend conditional approval this plan subject satisfactorily addressing Engineer McDermott's comment letter dated August 9, 2012. (5-0) (Plan date 7/3/12) **(90-day review ends 10/18/12)**

Pleasant Valley School District. (Preliminary Plan) Quad Three Group, P.E. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to table this plan. (5-0) (Plan date 3/16/11) **(Open ended waiver)** (SEO: no sewage planning required)

Rita's (Land Development Plan) Jena Engineering. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to table this plan. (5-0)(Plan date 11/2/11) (Accepted 12/21/11) (**open ended waiver**)

Sketch Plan.

West End Plaza. (Land Development) Keystone Engineering. Eric Snyder of Keystone Engineering and Atty. Ralph Matergia were present on behalf of this sketch plan dated 8/15/12. This is the old Jamesway/Ames plaza at the corner of Rte 209 and Weir Lake Road. The space in question is the bowling alley which consists of 44,000 square feet. Currently a 12,000 sq foot retail store is going to occupy a portion of the space and the rest of the square footage will be divided up into smaller retail units. A lengthy discussion ensued and the recommendation to the Board of Supervisors and the Zoning Officer was to allow A-1 (as shown on the sketch plan) to occupy the building under a zoning "change of use" permit to include all required building/zoning/sewage permits and inspections and the rest of the spaces to remain vacant. Concurrently, a land development plan along with change of uses will be required prior to occupying spaces A2, 3, 4, 5, 6, & 7.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dick Rodenbach, seconded by Roger Kutzler it was voted to adjourn at 8:14 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary